

**INDIANAPOLIS HISTORIC PRESERVATION COMMISSION
DEPARTMENT OF METROPOLITAN DEVELOPMENT**

Agenda

Wednesday, August 5, 2015

5:30 P.M.

**2nd Floor, Public Assembly Room, City-County Building
200 E. Washington St., Indianapolis, Indiana**

BUSINESS

I. CALL TO ORDER

II. APPROVAL OF MINUTES

None.

III. OLD BUSINESS – NO PUBLIC HEARING

2014-COA-498, Part B-2 (CAMA) 416 E. NORTH ST. – Negative Findings

2015-COA-234 (HMP)

7

2015-VHP-018

2147 N. PENNSYLVANIA ST.

BRYAN CONN

- 1.) Construct a 2-story, single-family house with detached 3-car carriage house.
- 2.) Variance of Use to allow a separate living unit in an accessory structure.

IV. NEW BUSINESS

None.

PUBLIC HEARING

V. REQUEST TO WITHDRAW OR CONTINUE APPLICATIONS

2014-COA-409A (CH)

(Request to withdraw)

13

2014-VHP-028

1000 E. 9TH ST.

(Cont'd from 7/1/15, 4/1/15,
3/4/15, 2/4/15, 1/7/15,
11/11/15, 11/5/15 IHPC
Hearing)

JIM LINGENFELTER

- 1.) Construct addition to existing commercial building.
 - ~~2.) Repair windows, roof and masonry on existing building.~~
 - ~~3.) Enlarge overhead opening on south side of existing building.~~
- Variance of Use of the I-3-U Zoning Ordinance to allow car sales.

2014-COA-112 (RP)

(Request to continue to September 2, 2015 IHPC Meeting.)

14

2014-VHP-033

806 – 826 DR. MARTIN LUTHER KING, JR. ST.

(Cont'd from 7/1/15, 5/6/14,
4/1/15, 3/4/15, 10/8/14,
11/5/14, 11/11/14,
12/3/14, & 1/7/15 IHPC
Hearings)

CROSSROADS DEVELOPMENT AND CONSULTING COMPANY, LLC

- Construct 18-unit multifamily building.
Variances of Development Standards of the D-8 Zoning Ordinance for:
- 1.) Reduce required front yard setback.

- 2.) Allow trash to be accessed from public alley.
- 3.) Reduced screening and landscaping.
- 4.) Permit parking area to have deficient maneuvering.
- 5.) Permit maneuvering in right-of-way.
- 6.) More Floor Area Ratio (FAR) than required (.600 max/.950 provided).
- 7.) Less Open Space Ratio (OSR) than required (1.180 min./.920 provided.)
- 8.) Less Livability Space Ratio (LSR) than required (.660 min./.644 provided.)
- 9.) Less Major Livability Space Ratio (MLSR) than required (.110 min./.062 provided).

2015-COA-177 (FP) 2015-AHP-001 (Cont'd from 7/1/15 IHPC Hearing)	(Request to continue to August 19 th) 702 VIRGINIA AVE. HOTEL TANGO WHISKEY, LLC Modification of the Statement of Commitments in 2014-VHP-003: <ol style="list-style-type: none"> 1.) Remove the commitment to not allow live entertainment. 2.) Change the commitment limiting operating hours by extending the permitted closing time from 10:00 p.m. to 12:00 a.m. (the opening time of 8:00 a.m. is not changed.) 	15
2015-COA-243 (FP) 2015-VHP-023	(Request to continue to August 19 th) 638 VIRGINIA AVE CRAIG MCCORMICK/BLACKLINE Renovation of the building Construction of deck Modification of rear of building to include small addition Variances of Development Standards of the C-5 Zoning Ordinance to allow the following: <ol style="list-style-type: none"> 1. A reduced rear transitional yard setback from a protected district (20 feet required, zero feet provided) 2. Carry-out of alcoholic beverages within 100 feet of a protected district (at outdoor patio area) 3. Less off-street parking than required 4. Maneuvering in the public right-of-way (at rear parking lot) 5. Outdoor storage of restaurant equipment (grilling) 	16
2015-COA-244 (RP) 2015-VHP-033 2015-ZON-057	(Request to continue to August 19 th) 944, 946, 954 and 1010 DR. MARTIN LUTHER KING, JR. STREET 507 and 517 W. 10th STREET, 933 and 935 N. CALIFORNIA STREET TIM COVER <ol style="list-style-type: none"> 1.) Construction of four residential structures. 2.) Rezone site from I3U & C3 to CBDS. 3.) VDS for construction within the required clear sight triangle & a reduction in the front yard setback along 10th St. 	17
2015-COA-288 (CAMA)	(Request to continue to August 19 th) 735 MASSACHUSETTS AVE JASON BURKE, HALSTEAD ARCHITECTS Construct sidewalk café on existing landscaped traffic bump-out	18

2015-COA-293 (HMP)	(Request to continue to August 19 th) 1621 N. NEW JERSEY ST. SANFORD GARNER Demolish portion of rear addition, construct new addition, renovate house and construct detached garage	19
2015-COA-295 (CAMA)	(Request to continue to August 19 th) 333 N ALABAMA ST ERIC GERSHMAN, GERSHMAN PARTNERS Replace windows and install awnings	20
2015-COA-297 (CAMA)	(Request to continue to August 19 th) 720 N. COLLEGE AVE BRENT ROBERTS FOR 720 COLLEGE INVESTORS, LLC Amend plans previously approved in 2014-COA-584	21
2015-COA-298 (HMP)	(Request to continue to August 19 th) 1617 N ALABAMA ST REDEVELOPMENT GROUP, INC Construct new two-family residence with detached 4-car garage	22
2015-COA-299 (LS) 2015-VHP-028	(Request to continue to August 19 th) 505 N COLLEGE AVE BRENT MATHER FOR ZINK ARCHITECTURE AND DEVELOPMENT <ul style="list-style-type: none"> • Restoration of building including replacement of windows • Restore bays on front elevations, restore main entry and portico, repair Decorative cornice at west elevation and restore all decorative medallions • Replace roof • Reconstruction of balconies on east elevation, • Fill in rear elevation with hardie-panel at courtyard • Install new gutters and downspouts • New privacy fence tuckpoint • Masonry repair • Install new doors • Repair concrete and rebuild foundation at rear balconies. • VDS to allow reduced setback at rear elevation. 	23
2015-COA-302 (HMP) 2015-ZON-056	(Request to continue to August 19 th) 1615 N NEW JERSEY ST RANDY MCGLOTHLIN Rezone from C4 to D8	24

2015-COA-303 (SJ) 2015-VHP-030	(Request to continue to August 19 th) 231 E. 11th STREET JOSEPH LESE <ul style="list-style-type: none"> • Construct 3-car, 2-story garage • Remove vinyl siding, repair wood siding • Open up 2nd story deck enclosure, install railing • Construct 2-story covered porch/deck on rear facade • Remove 3 windows on west facade • Shorten two windows on south and west facades • Relocate upper porch door • Repair existing wood windows and install aluminum storm windows • Extend walk to garage • VDS to reduce open space requirement 	25
2015-COA-304 (FS) 2015-VHP-032	(Request to continue to August 19 th) 1110 S SHELBY ST NEIGHBORHOOD DOWNTOWN ZONING ASSISTANCE, INC <ul style="list-style-type: none"> • Installation of outdoor storage container • Installation of signage on south elevation of building • Variance of use to permit outdoor storage • Variance of the sign ordinance to exceed allowed dimensions 	26
VI. EXPEDITED CASES-NO DISCUSSION (Unless Requested)		
2015-COA-235 (HMP) 2015-VHP-019	2042 CENTRAL AVE EDDIE AND ALISON ARAUCO <ul style="list-style-type: none"> • Construct 2-story single-family residence and 3-car carriage house • Variance of Development Standards for reduced front yard setback • Variance of Use to allow a separate living unit in an accessory structure 	27
2015-COA-237 (HMP)	1902 CENTRAL AVE. MARK WEBBER, HEARTH & STONE Construct a 2-story, single-family house with detached 3-car garage.	42
2015-COA-280 (HMP)	1618 N NEW JERSEY ST CARYN GUBA Amend previously approved plans for house and garage 2014-COA-106	54
2015-COA-282 (IRV)	76 N LAYMAN AVE ANDREW WILKINSON <ul style="list-style-type: none"> • Demolish addition • Construct new rear addition • Add deck • Restore exterior of house 	70

2015-COA-286 (LS)	302 N EAST ST MARK DEMERLY, DEMERLY ARCHITECTS <ul style="list-style-type: none"> Remove portion of existing northwest roof and construct 3rd floor indoor living area with outdoor uncovered deck. Convert 2nd floor into a single family residence. Replace first floor doors with new doors to match. 	80
2015-COA-287 (CH)	971 DORMAN DEMERLY ARCHITECTS Construct 2-story house with detached 2-car garage	89
2015-COA-292 (WP) 2015-VHP-026	701 WOODRUFF PLACE WEST DR STUART ROBERTSON <ul style="list-style-type: none"> Restore 3rd floor roof configuration to original; includes removing the existing 3rd floor conversion and building out new roof and dormers Remove two rear chimneys; Enclose second story door opening on rear; Variance of Development Standards to exceed height limitation 	97
2015-COA-301 (CAMA) 2015-VHP-029	501 N EAST ST INDIANAPOLIS HOUSING AUTHORITY <ul style="list-style-type: none"> Modify parking area Variance of Development Standards to allow construction of parking area in public right-of-way 	106
2015-COA-305 (ONS) 2015-VHP-032	1320 N NEW JERSEY ST LORI BALL AND LISA HICKS <ul style="list-style-type: none"> Construction new addition onto existing house Expand existing garage into 4-car carriage house Variance of Use to allow a living unit in an accessory structure Variance of Development Standards to allow an accessory structure that is the only accessory structure on the lot to exceed the maximum dimensions of 24x30 feet. 	114
2015-COA-306 (HMP)	1901 N TALBOTT ST KENT SHAFFER BUILDERS, INC Construct new single-family residence with attached garage	130

VII. APPLICATIONS TO BE HEARD -CONTINUED

2015-COA-144 (IRV)	BONNA AVE., BETWEEN RITTER AVE. & S. AUDUBON RD. JASON KOCH FOR DPW Proposed reconstruction of Bonna Ave.	137
2015-COA-238 (HMP) 2015-VHP-021	1850 – 1852 N. ALABAMA ST. DAVE GIBSON, A3 DESIGN <ol style="list-style-type: none"> Construct mixed use building and site improvements. 	152

- 2.) Variances of Use and Development Standards of the C-3 Zoning Ordinance to allow the following:
 - 1.) A reduced front yard setback from Alabama Street property line (10 feet required, 0' provided).
 - 2.) A reduced front yard setback from a protected district along 19th Street property line (as per 731-214(a)(1) (20 ft. required, 0' provided).
 - 3.) A reduced front yard setback from a protected district for buildings over 18 feet tall along 19th Street property line (as per 732-203(b)(8)).
 - 4.) Less off-street parking than required.
 - 5.) A reduced parking area access drive width than required (20 ft. required, 17'-3" provided).
 - 6.) A reduction in parking space sizes than required.
 - 7.) Construction within the required clear sight triangle at the northeast corner of the property.
 - 8.) Construction within the required clear sight triangle at the northeast corner of the parking area at 1850 N Alabama St.
 - 9.) A reduction in the required landscaping in the front yard along 19th Street and along Alabama Street.
 - 10.) Variance of Use to allow residential use in a C3 Zoning District (not permitted).

2015-COA-294 (HMP)
2015-VHP-027
2015-ZON-055

1623 N NEW JERSEY ST
PATRICK MIKUSKY

170

- Construct 3-story, single-family residence with two car carriage house
- Rezone property from C-4 to D-8
- Variance of Use to allow living unit in an accessory structure

VIII. APPLICATIONS TO BE HEARD - NEW

None.

IX. APPLICATIONS TO BE HEARD- WORK STARTED WITHOUT APPROVAL

None.

X. PRELIMINARY REVIEW

None.

XI. CLOSING BUSINESS

None.

XII. ADJOURNMENT